• SUBDIVISION • PLAN • DENSITY • INVENTORY •

• CITY OF REGINA • URBAN PLANNING DEPARTMENT • JANUARY 1988 •

SUBDIVISION PLAN DENSITY INVENTORY

REGINA - JANUARY 1988

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TABLE OF CONTENTS

1. Introduction 1

2. Methodology 1

3. Density Achievements 2

4. Tables Legend 3

7. Density Inventory Tables (1A - 2C) 5

8. Maps (1 - 10) 9

9. Figures (1 - 3) 20

10. Appendix A - Spreadsheet Calculations 21

1. Introduction

The Subdivision Plan Density Inventory is an inventory of actual dwelling unit density achieved in lands developed as part of the Northwest, Southeast and East sectors, the main suburban growth areas in the City of Regina (In this context, density is defined as the ratio of dwelling units per hectare).

The purpose of this monitoring system is to provide information to the City administration and City Council regarding the density of new residential developments in the City periphery. The inventory includes data of land (gross and net), and dwelling units (single and multi). It elaborates on a previous study of the Planning Department: "Overview of Regina's Development and Population Trends" which concluded that "there has been a considerable under-achievement in terms of development in the Northwest Sector and the Southeast Sector relative to their respective Sector Plan goals".

There is a need, therefore, for an ongoing monitoring of each proposed subdivision plan in terms of its impact on the density goals, as stated in the Development Plan.

2. Methodology

The density inventory is the product of a computer "spreadsheet" produced via Lotus 1.2.3. The Subdivision Plan Inventory of February 1985, defined target densities in terms of each sector unit as well as the overall density goal of each sector. In this version, density is measured as a percentage achieved in terms of the overall density goal of each sector. This is attained by measuring the impact of units, within individual registered plans of subdivisions, on the target density of each sector. The Northwest Sector goal is set at 16.0 dwelling units per hectare (D.U./ha.) and in the Southeast and East Sectors the goal is 14.8 D.U./ha.

The spreadsheet examines the density achievement by Subdivision Groups and registered plans. Table 1 provides an overview of density achievement by subdivision in all sectors. This table also indicates the percentage of multi units existing in each subdivision, the density per hectare and acre, the target density achieved, and overall average densities in hectares and acres for all sectors. Tables 2A, 2B and 2C give a more detailed account of density achievement of registered plans.

Following each new information entry, the spreadsheet is sorted by the Sector Development Plan (all tables). Secondary sorts follow: first by the Subdivision Group and second by the registered plans. Secondary sorting allows evaluation of density achievement for each Subdivision Group ("Achievement Running Totals" in Table 2A, 2B and 2C).

3 Density Achievements

In terms of overall density achievement, the Northwest reached 93.9% of the target density, while the Southeast Sector reached 86.3% of its target density and the East Sector 123.4% of the target density. The Northwest sector showed an average level of 15.03 D.U./ha. as compared to the 16.0 target density. The Southeast had 13.1 D.U./ha. and the East 18.26 D.U./ha. in comparison to their 14.8 D.U./ha. target density. Figure 1 compares each sector's density distribution.

In terms of the overall net densities the Northwest, Southeast and East sectors had an average of 15.37 D.U./ha. Of these D.U.'s, 17.5% comprised multi D.U.'s. (Table 1).

In terms of achieving target density by subdivision group, Rochdale Park achieved 159.2% of the sector's target density, the highest density in the Northwest. Westhill Park had the lowest performance level - 63.0% of the target density . Table 1 offers a summary of the Northwest subdivision densities.

Wood Meadows achieved 126.2% of the target density, the highest in the Southeast sector. The lowest performance in the Southeast sector occurred in Richmond Place, achieving only 73.6% of the target density. (However, when Richmond Place is completely developed the density performance will improve). Table 1 offers a summary of the Southeast subdivision densities.

The East Sector's performance level was the same in Glencairn and Glencairn Village, 123.8% of the target density. Parkridge had a lower density with the achievement level at 100.5% of the target density. A summary of the density performances for the East Sector can be seen in Table 1.

During years of more rapid development, densities appear to increase and during years of slow development, densities decrease (Figures 2 and 3). The probable reason for this is that there is less housing development during times of economic restraint, when housing becomes less accessible to low-income people. Generally speaking, lower income groups tend to purchase higher density housing.

TABLES LEGEND

Table 1: Summary of Northwest, Southeast and East Sectors Summary Table for Northwest, South East and East Sectors. Average densities for combined Sectors. Densities in hectares and acres and multi dwelling unit percentages given.

Table 2A: Northwest Sector by Registered Plans Sorted by the subdivisions codes (column A)

Table 2B: Southeast Sector by Registered Plans Sorted by the subdivisions codes (column A)

Table 2C: East Sector by Registered Plans Sorted by the subdivision codes (column A)

LEGEND: TABLES 1 2A 2B, 2C

SECTION	HEADING	ABBREVIATION	FIELD DESCRIPTION
CODE			Assigned number for registered plans.
YEAR		Yr	Year in which plan was registered.
PLAN			Registered plan number.
AREA	Gross		Entire proposed area defined in hectares, excluding flood plain.
	Net		Includes only residential lots plus half of the street area with front facing lots in hectares.
	Total		Cumulative totals of net land area in Hectares for the subdivision group.

SECTION	HEADING	ABBREVIATION	FIELD DESCRIPTION
DWELLING UNITS			
DEVELOPED	Single	S	Existing single-family lot inventory of registered plans.
	Multi	M	Existing multi-unit parcels of land by proposed number units.
	Total		Cumulative totals of existing number of registered plan. (Table 1 - subdivision group).
PLANNED	Single	S	Proposed single-family lot inventory for the registered plan.
	Multi	M	Proposed multi-unit parcels of land for the registered plan.
	Total		Cumulative totals of proposed number of dwellings for the registered plan. (Table 1 - subdivision group.)
GRAND TOTAL			Cumulative totals of existing and proposed multi and single-family units by registered plan.
DENSITY	Net Hectare	Net Ha.	Number of dwelling units per net area of land in hectares. (Table 1 - includes per net acre).
	Achievement		Expressed as the percentage rate which has been achieved to-date for the actual density versus the target density.
	Gross/Net		Ratio of gross to net subdivided area.

* Note that cumulative totals for each subdivision are indicated by a solid line, in Tables 2A, 2B and 2C.

DENSITY INVENTORY TABLES:

********** TABLE 1: SUMMARY OF THE NORTHWEST,SOUTHEAST AND EAST SECTORS: AREAS BY SUBDIVISION **********

	Subdivision	Code	Area		Dwelling Units						Density				
					Developed			Planned							%
			Gross	Net	S	M	Total	S	M	Total	Grand Total	Net Hec.	Net Acres	Achei-vement	Gross /Net	Multi Dwell.
N	Lakewood	n1	74.1	63.9	656	0	656	185	0	185	841	13.17	5.3	82.3%	1.16	0.0%
O	McCarthy Park	n2	51.1	43.2	636	292	928	1	0	1	929	21.53	8.7	134.6%	1.18	31.4%
R	Maple Ridge	n3	15.7	11.5	58	0	58	92	40	132	190	16.52	6.7	103.3%	1.37	21.1%
T	Rochdale Park	n4	39.2	23.8	238	230	468	113	4	117	585	24.62	10.0	153.9%	1.65	40.0%
H	Sherwood Estates	n5	97.9	78.6	1205	168	1373	4	0	4	1377	17.53	7.1	109.5%	1.25	12.2%
W	Westhill Park	n6	37.7	31.8	95	0	95	225	0	225	320	10.07	4.1	63.0%	1.19	0.0%
E	Argyle Park	n7	118.2	84.3	997	241	1238	15	0	15	1253	14.86	6.0	92.9%	1.40	19.2%
S	Walsh Acres	n8	153.8	119.9	1350	0	1350	9	0	9	1359	11.33	4.6	70.8%	1.28	0.0%
T	Sub-total:		588	457	5235	931	6166	644	44	688	6854	15.00	6.1	93.8%	1.29	14.2%
S	Gardiner Park	s1	67.6	52.2	600	27	627	11	13	24	651	12.46	5.0	84.2%	1.29	6.1%
O	Gardiner Heights	s2	48.1	40.6	248	96	344	148	0	148	492	12.12	4.9	81.9%	1.18	19.5%
U	Richmond Place	s3	29.8	28.2	8	0	8	246	135	381	389	13.79	5.6	93.2%	1.06	34.7%
T	University Park	s4	78.0	61.0	627	212	839	1	0	1	840	13.76	5.6	93.0%	1.28	25.2%
H	University Pk.E.	s5	32.0	26.3	246	96	342	17	0	17	359	13.65	5.5	92.2%	1.22	26.7%
E	Varsity Park	s6	30.6	25.0	232	0	232	52	0	52	284	11.36	4.6	76.8%	1.22	0.0%
A	Wood Meadows	s7	85.1	59.5	573	378	951	161	0	161	1112	18.68	7.6	126.2%	1.43	34.0%
S	Sub-total:		371	293	2534	809	3343	636	148	784	4127	14.09	5.7	86.3%	1.27	23.2%
T	Glencairn	s8	178.1	147.9	2059	619	2678	50	0	50	2728	18.44	7.5	124.6%	1.20	22.7%
E	Glencairn Vill.	s9	118.1	93.5	1713	94	1807	94	94	187	1994	21.32	8.6	144.1%	1.26	9.4%
A	Parkridge	s10	50.5	43.9	356	44	400	44	44	88	488	11.11	4.5	75.1%	1.15	18.0%
S	Sub-total:		347	285	4128	756	4884	187	137	325	5209	18.26	7.4	123.4%	1.21	17.2%
T	Grand total:		1306	1035	11897	2496	14393	1467	329	1797	16190	15.64	6.3	102.9%	1.26	17.5%

Table 2A: NORTHWEST SECTOR: AREAS BY REGISTERED PLANS-SORTED BY SUBDIVISION CODES

Code	Yr	Plan	Area Gross	Area Net	Area Total Net	Dwelling Units Developed S	Developed M	Developed Total	Planned S	Planned M	Planned Total	Grand Total	Density Net Hec.	Density Achievement	Density Gross/Net
1.01	81	24159	7.3	7.1	7.1	96	0	96	0	0	0	96	13.45	84.0%	1.03
1.02	81	32200	8.2	7.1	14.2	96	0	192	0	0	0	192	13.51	84.4%	1.16
1.03	82	55163	8.2	6.1	20.3	66	0	258	2	0	2	260	12.80	80.0%	1.34
1.04	83	10860	5.5	5.3	25.6	72	0	330	0	0	2	332	12.99	81.2%	1.05
1.05	83	10863	1.9	1.0	26.6	14	0	344	0	0	2	346	13.02	81.4%	1.86
1.06	83	27525	5.0	3.2	29.8	45	0	389	0	0	2	391	13.13	82.1%	1.56
1.07	83	71362	5.1	4.9	34.7	60	0	449	1	0	3	452	13.03	81.5%	1.04
1.08	84	38662	3.5	3.0	37.7	42	0	491	0	0	3	494	13.11	81.9%	1.17
1.09	84	33625	1.9	1.6	39.3	22	0	513	0	0	3	516	13.14	82.1%	1.19
1.1	85	10838	5.1	4.7	44.0	53	0	566	3	0	6	572	13.01	81.3%	1.09
1.11	85	26982	4.2	3.9	47.9	29	0	595	21	0	27	622	12.99	81.2%	1.08
1.12	86	25312	2.4	2.2	50.1	7	0	602	26	0	53	655	13.08	81.7%	1.09
1.13	86	42601	2.3	2.3	52.4	0	0	602	30	0	83	685	13.08	81.7%	1.00
1.14	85	55762	3.7	3.5	55.9	29	0	631	15	0	98	729	13.05	81.5%	1.06
1.15	86	24835	4.6	4.0	59.9	22	0	653	34	0	132	785	13.11	81.9%	1.15
1.16	86	43043	4.7	3.6	63.5	0	0	653	50	0	182	835	13.15	82.2%	1.31
1.17	86	49908	0.5	0.4	63.9	3	0	656	3	0	185	841	13.17	82.3%	1.25
2.1	77	55713	17.8	13.8	13.8	342	0	342	1	0	1	343	24.78	154.9%	1.29
2.2	78	44087	13.6	10.1	23.9	175	0	517	0	0	1	518	21.66	135.3%	1.35
2.3	78	63737	7.6	7.1	31.0	118	0	635	0	0	1	636	20.50	128.1%	1.07
2.4	82	42988	8.7	8.7	39.7	1	121	757	0	0	1	758	19.09	119.3%	1.00
2.5	83	51238	3.4	3.4	43.2	0	171	928	0	0	1	929	21.53	134.6%	1.00
3.1	85	31445	7.0	5.9	5.9	58	0	58	30	0	30	88	14.92	93.2%	1.19
3.2	86	47530	8.7	5.6	11.5	0	0	58	62	40	132	190	16.52	103.3%	1.55
4.1	81	35902	22.9	13.0	13.0	200	0	200	38	0	38	238	18.38	114.9%	1.77
4.2	81	37962	1.7	1.5	14.5	22	0	222	5	0	43	265	18.33	114.5%	1.11
4.3	81	49758	13.5	8.1	22.6	16	158	396	70	4	117	513	22.71	141.9%	1.65
4.4	82	36367	1.2	1.2	23.8	0	72	468	0	0	117	585	24.62	153.9%	1.00
5.1	76	56108	23.8	18.2	18.2	282	0	282	0	0	0	282	15.52	97.0%	1.31
5.2	78	28046	2.2	2.2	20.4	56	0	338	0	0	0	338	16.58	103.6%	1.00
5.3	76	56110	23.9	20.0	40.4	273	0	611	2	0	2	613	15.19	95.0%	1.20

******** TABLE 2A: NORTHWEST SECTOR: AREAS BY REGISTERED PLAN CONTINUED ********

Code	Yr	Plan	Area Gross	Area Net	Area Total Net	Dwelling Units Developed S	Developed M	Developed Total	Planned S	Planned M	Planned Total	Grand Total	Density Net Hec.	Density Achievement	Density Gross/Net
5.4	78	3813	3.8	3.8	44.2	36	0	647	0	0	2	649	14.69	91.8%	1.00
5.5	78	16753	10.7	8.9	53.1	149	0	796	1	0	3	799	15.05	94.0%	1.20
5.6	78	29668	11.7	11.1	64.2	169	104	1069	1	0	4	1073	16.71	104.4%	1.05
5.7	81	14133	0.5	0.5	64.7	0	32	1101	0	0	4	1105	17.07	106.7%	1.00
5.8	81	14134	0.4	0.4	65.2	0	32	1133	0	0	4	1137	17.45	109.1%	1.00
5.9	77	57777	21.0	13.4	78.6	240	0	1373	0	0	4	1377	17.53	109.5%	1.56
6.1	83	48549	11.0	11.0	11.0	67	0	67	33	0	33	100	9.12	57.0%	1.00
6.2	85	32231	14.2	9.1	20.1	28	0	95	62	0	95	190	9.47	59.2%	1.56
6.3	86	62992	12.5	11.7	31.8	0	0	95	130	0	225	320	10.07	63.0%	1.07
7.1	73	50385	21.9	15.7	15.7	161	0	161	0	0	0	161	10.29	64.3%	1.40
7.2	75	45335	34.1	21.9	37.6	253	66	480	2	0	2	482	12.82	80.1%	1.56
7.3	76	35323	43.2	30.6	68.2	341	175	996	0	0	0	996	14.60	91.2%	1.41
7.4	83	16751	3.8	2.9	71.1	47	0	1043	8	0	8	1051	14.78	92.4%	1.34
7.5	81	53638	15.1	13.2	84.3	195	0	1238	5	0	13	1251	14.83	92.7%	1.14
8.01	69	15692	10.4	6.9	6.9	96	0	96	2	0	2	98	14.14	88.4%	1.50
8.02	71	33636	4.9	4.7	11.6	66	0	162	0	0	2	164	14.16	88.5%	1.06
8.03	72	35270	7.2	5.6	17.2	73	0	235	0	0	2	237	13.80	86.3%	1.28
8.04	73	28980	19.8	13.8	31.0	143	0	378	0	0	2	380	12.28	76.7%	1.44
8.05	74	23123	30.2	23.8	54.7	275	0	653	2	0	4	657	12.01	75.0%	1.27
8.06	74	33913	17.2	15.8	70.5	192	0	845	1	0	5	850	12.05	75.3%	1.09
8.07	74	33914	16.1	12.9	83.5	168	0	1013	0	0	5	1018	12.20	76.2%	1.24
8.08	75	30096	3.4	2.9	86.4	38	0	1051	0	0	5	1056	12.22	76.4%	1.16
8.09	75	50060	16.2	15.7	102.1	203	0	1254	2	0	7	1261	12.35	77.2%	1.03
8.1	77	6400	1.3	1.3	103.4	12	0	1266	2	0	9	1275	12.33	77.1%	1.00
8.2	77	32633	14.4	11.7	115.1	38	0	1304	0	0	9	1313	11.41	71.3%	1.23
8.3	77	37924	11.8	3.8	118.9	29	0	1333	0	0	9	1342	11.29	70.5%	3.11
8.4	78	17541	1.0	1.0	119.9	17	0	1350	0	0	9	1359	11.33	70.8%	1.00
			588	456	456	5,235	931	6,166	644	44	688	6,854	15.03	93.9%	1.29

SUBDIVISION CODE: 1-Lakewood 2-McCarthy Pk. 3-Maple Ridge 4-Rochdale Pk. 5-Sherwood Estates 6-Westhill Pk. 7-Argyle Pk./Englewood 8-Walsh Acres.

TABLE 2B: SOUTHEAST SECTOR: AREAS BY REGISTERED PLANS-SORTED BY SUBDIVISION CODES

			Area			Dwelling Units: Developed			Planned				Density		
Code	Yr	Plan	Gross	Net	Total	S	M	Total	S	M	Total	Grand Total	Net Hec.	Achievement	Gros. /Net
1.01	79	64175	14.0	8.1	8.1	98	0	98	1	0	1	99	12.19	82.4%	1.72
1.02	79	14986	5.5	4.0	12.1	54	0	152	0	0	1	153	12.60	85.2%	1.37
1.03	79	48299	16.3	10.7	22.9	101	0	253	1	0	2	255	11.15	75.3%	1.52
1.04	80	4537	2.1	2.0	24.9	0	27	280	0	13	15	295	11.84	80.0%	1.02
1.05	80	27910	2.0	1.7	26.6	20	0	300	0	0	15	315	11.85	80.1%	1.18
1.06	80	27911	2.3	2.1	28.7	24	0	324	0	0	15	339	11.80	79.8%	1.06
1.07	80	54474	4.4	4.3	33.0	58	0	382	1	0	16	398	12.05	81.4%	1.02
1.08	81	45533	3.4	3.0	36.0	33	0	415	5	0	21	436	12.10	81.8%	1.13
1.09	81	54051	6.2	5.3	41.3	73	0	488	0	0	21	509	12.33	83.3%	1.17
1.1	83	3459	4.7	4.6	45.9	60	0	548	0	0	21	569	12.40	83.8%	1.01
1.11	83	26703	3.6	3.5	49.4	45	0	593	0	0	21	614	12.43	84.0%	1.03
1.12	84	17942	3.3	2.8	52.2	34	0	627	3	0	24	651	12.46	84.2%	1.17
2.11	82	1732	13.7	9.0	9.0	39	0	39	0	0	0	39	4.33	29.3%	1.52
2.12	83	4366	1.6	1.6	10.6	0	84	123	0	0	0	123	11.60	78.4%	1.00
2.2	84	23047	5.4	5.7	16.3	65	0	188	6	0	6	194	11.90	80.4%	0.95
2.31	85	20997	3.2	3.1	19.4	31	0	219	5	0	11	230	11.86	80.1%	1.03
2.32	85	31296	4.9	4.3	23.7	46	0	265	8	0	19	284	11.98	81.0%	1.14
2.33	86	55576	1.0	1.0	24.7	0	12	277	4	0	23	300	12.15	82.1%	1.00
2.34	86	2774	3.8	3.5	28.2	21	0	298	21	0	44	342	12.13	81.9%	1.09
2.4	86	22121	6.2	5.7	33.9	35	0	333	32	0	76	409	12.06	81.5%	1.09
2.5	86	36770	8.3	6.7	40.6	11	0	344	72	0	148	492	12.12	81.9%	1.24
3.01	86	27624	29.8	28.2	28.2	8	0	8	164	135	299	307	10.89	73.6%	1.06
4.01	75	2046	20.3	17.5	17.5	195	0	195	1	0	1	196	11.19	75.6%	1.16
4.02	75	6815	1.8	1.2	18.7	14	0	209	0	0	1	210	11.22	75.8%	1.48
4.03	75	24279	5.4	4.9	23.6	54	0	263	0	0	1	264	11.17	75.5%	1.09
4.04	75	24280	4.8	2.4	26.0	22	0	285	0	0	1	286	10.99	74.2%	2.00
4.05	75	29120	18.3	12.9	39.0	147	0	432	0	0	1	433	11.11	75.1%	1.42

******** TABLE 2B: SOUTHEAST SECTOR: AREAS BY REGISTERED PLANS CONTINUED********

			Area			Dwelling Units: Developed			Planned				Density		
Code	Yr	Plan	Gross	Net	Total	S	M	Total	S	M	Total	Grand Total	Net Hec.	Achievement	Gros. /Net
4.06	75	51450	15.5	14.0	53.0	161	0	593	0	0	1	594	11.21	75.7%	1.10
4.07	76	12131	3.7	3.4	56.4	34	0	627	0	0	1	628	11.13	75.2%	1.10
4.08	76	56743	5.8	2.2	58.6	0	56	683	0	0	1	684	11.66	78.8%	2.59
4.09	77	38342	1.6	1.6	60.3	0	72	755	0	0	1	756	12.55	84.8%	1.00
4.1	81	11332	0.8	0.8	61.0	0	84	839	0	0	1	840	13.76	93.0%	1.00
5.1	79	48956	12.1	9.2	9.2	84	0	84	4	0	4	88	9.60	64.8%	1.32
5.2	81	29554	8.6	8.1	17.3	77	0	161	13	0	17	178	10.30	69.6%	1.06
5.3	81	43395	2.3	2.2	19.5	28	0	189	0	0	17	206	10.55	71.3%	1.04
[illegible]	81	43608	2.2	2.1	21.6	24	0	213	0	0	17	230	10.66	72.0%	1.05
5.5	83	5626	1.9	1.7	23.3	0	96	309	0	0	17	326	14.00	94.6%	1.11
5.6	83	18584	5.0	3.0	26.3	33	0	342	0	0	17	359	13.65	92.2%	1.66
6.11	83	30229	5.7	6.6	6.6	66	0	66	1	0	1	67	10.15	68.6%	0.86
6.12	83	63288	5.7	3.1	9.7	38	0	104	1	0	2	106	10.93	73.8%	1.84
6.13	84	11734	7.4	4.3	14.0	43	0	147	4	0	6	153	10.93	73.8%	1.72
6.21	84	46200	4.2	3.9	17.9	36	0	183	9	0	15	198	11.06	74.7%	1.08
6.22	84	55165	4.4	4.1	22.0	33	0	216	7	0	22	238	10.82	73.1%	1.07
6.23	85	35196	3.2	3.0	25.0	16	0	232	30	0	52	284	11.36	76.8%	1.07
7.1	80	31514	33.3	25.7	25.7	331	117	448	0	0	0	448	17.47	118.0%	1.30
7.2	82	26882	9.3	7.8	33.5	77	80	605	10	0	10	615	18.36	124.1%	1.18
7.3	84	64202	3.2	3.2	36.7	0	49	654	0	0	10	664	18.09	122.2%	1.00
7.4	84	14416	15.7	4.7	41.4	16	0	670	56	0	66	736	17.79	120.2%	3.36
7.5	82	32037	19.8	14.7	56.1	140	132	942	38	0	104	1046	18.65	126.0%	1.34
7.6	85	61255	3.9	3.4	59.5	9	0	951	57	0	161	1112	18.68	126.2%	1.13
Total:			371	293	293	2534	809	3343	554	148	702	4045	13.81	86.3%	1.27

Subdivision Code: 1-Gardiner Pk. 2-Gardiner Heights 3-Richmond Place - University Pk. 5-University Pk. East 6-Varsity Pk. 7- Woodmeadows.

TABLE 2C: EAST SECTOR: AREAS BY REGISTERED PLANS-SORTED BY SUBDIVISION CODES

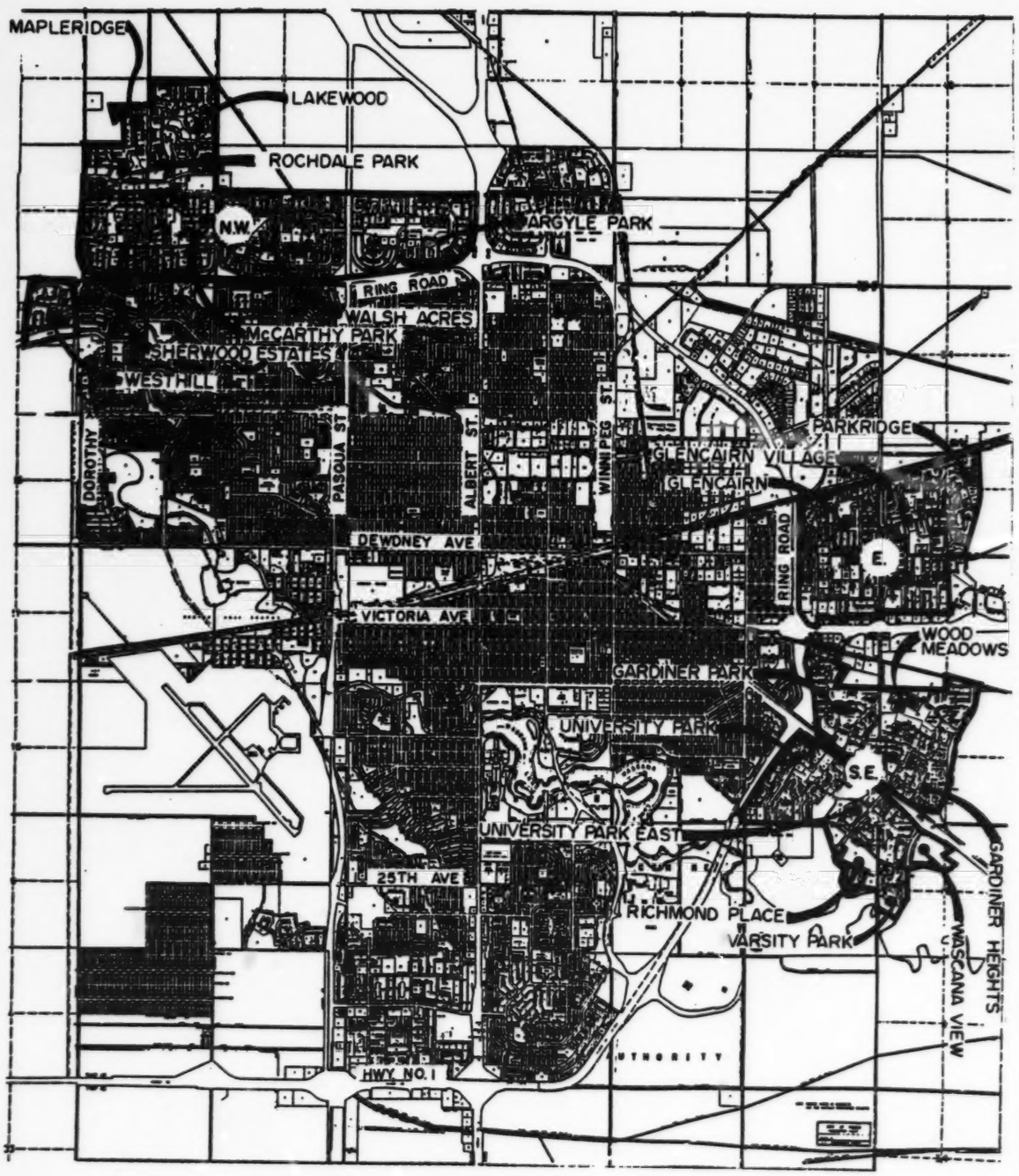
Code	Yr	Plan	Area Gross	Area Net	Area Total	Dwelling Units Developed S	Developed M	Developed Total	Planned S	Planned M	Planned Total	Grand Total	Density Net Hec.	Density Achievement	Density Gros./Net
8.01	65	14428	22.3	24.3	24.3	212	271	483	0	0	0	483	19.91	134.5%	1.33
8.02	66	13963	9.5	8.1	32.4	134	0	617	0	0	0	617	19.07	128.9%	1.17
8.03	68	35427	3.0	3.0	35.3	30	0	647	0	0	0	647	18.31	123.7%	1.00
8.04	69	34586	11.5	9.5	44.9	134	62	843	0	0	0	843	18.79	126.9%	1.21
8.05	71	16883	2.2	1.7	46.6	24	0	867	0	0	0	867	18.61	125.8%	1.27
8.06	71	32282	7.2	6.5	53.0	27	0	894	0	0	0	894	16.86	113.9%	1.11
8.07	71	39516	3.4	3.2	56.3	58	0	952	0	0	0	952	16.92	114.4%	1.05
8.08	72	16604	3.3	1.4	57.7	24	0	976	0	0	0	976	16.92	114.3%	2.28
8.09	72	20821	19.6	14.8	72.5	224	0	1200	0	0	0	1200	16.55	111.8%	1.32
8.10	72	20896	4.1	4.0	76.5	69	0	1269	0	0	0	1269	16.59	112.1%	1.04
8.11	73	36124	6.9	6.3	82.8	85	0	1354	0	0	0	1354	16.36	110.5%	1.10
8.12	74	15437	1.6	1.0	83.8	14	0	1368	0	0	0	1368	16.33	110.3%	1.58
8.13	74	15436	4.5	3.9	87.7	59	0	1427	0	0	0	1427	16.28	110.0%	1.15
8.14	72	34451	6.5	2.9	90.6	95	0	1522	1	0	1	1523	16.81	113.6%	2.24
8.15	75	4887	4.0	3.0	93.6	51	0	1573	0	0	1	1574	16.82	113.6%	1.32
8.16	77	16323	4.2	4.2	97.8	0	276	1849	0	0	1	1850	18.92	127.8%	1.00
8.17	78	29446	9.3	8.7	106.5	59	0	1908	3	0	4	1912	17.96	121.3%	1.07
8.18	83	67282	3.6	3.0	109.5	7	0	1915	26	0	30	1945	17.76	120.0%	1.18
8.19	60	A05077	32.4	29.3	138.8	580	0	2495	18	0	48	2543	18.32	123.8%	1.10
8.20	62	BE636	9.14	9.14	147.9	173	10	2678	2	0	50	2728	18.44	124.6%	1.00
9.01	73	25274	18.4	14.8	14.8	261	0	261	0	0	0	261	17.60	118.9%	1.24
9.02	75	52800	30.6	22.7	37.5	273	94	628	0	0	0	628	16.73	113.1%	1.35
9.03	76	19492	26.7	20.9	58.4	294	203	1125	0	0	0	1125	19.26	130.1%	1.28

**********TABLE 2C: EAST SECTOR: AREAS BY REGISTERED PLANS CONTINUED**********

Code	Yr	Plan	Area Gross	Area Net	Area Total	Dwelling Units Developed S	Developed M	Developed Total	Planned S	Planned M	Planned Total	Grand Total	Density Net Hec.	Density Achievement	Density Gros./Net
9.04	76	19493	3.9	3.9	62.4	63	0	1188	0	0	0	1188	19.05	128.7%	1.00
9.05	78	20570	6.1	5.5	67.9	83	0	1271	0	0	0	1271	18.72	126.5%	1.10
9.06	78	48675	13.8	11.6	79.5	212	0	1483	0	0	0	1483	18.66	126.1%	1.19
9.07	80	22789	0.7	0.7	80.1	10	0	1493	0	0	0	1493	18.63	125.9%	1.06
9.08	80	24034	2.3	1.9	82.0	35	0	1528	0	0	0	1528	18.63	125.9%	1.26
9.09	80	52531	9.9	6.2	88.2	99	0	1627	0	0	0	1627	18.45	124.7%	1.60
9.10	83	1210	2.0	2.0	90.1	31	0	1658	0	0	0	1658	18.39	124.3%	1.00
9.11	83	17233	3.7	3.4	93.5	55	0	1713	0	0	0	1713	18.32	123.8%	1.11
10.01	83	59410	5.2	4.9	4.9	71	0	71	1	0	1	72	14.59	99.3%	1.06
10.02	84	27757	7.3	6.7	11.6	110	0	181	0	0	1	182	15.68	105.9%	1.09
10.03	85	30903	4.6	4.2	15.8	58	0	239	7	0	8	247	15.59	105.4%	1.09
10.04	85	38842	6.8	6.7	22.6	74	0	313	16	0	24	337	14.94	101.0%	1.01
10.05	85	57778	3.2	1.2	23.8	11	0	324	5	0	29	353	14.86	100.4%	2.67
10.06	86	19432	7.4	7.3	31.1	32	0	356	83	0	112	468	15.07	101.8%	1.01
10.07	86	47289	7.5	5.7	36.8	0	0	356	89	0	201	557	15.16	102.4%	1.31
10.08	86	68068	1.3	1.3	38.1	0	0	356	24	0	225	581	15.25	103.1%	1.00
10.09	86	47291	2.7	1.4	39.5	0	0	356	19	0	244	600	15.19	102.7%	1.93
10.1	86	63238	4.5	4.4	43.9	0	0	356	53	0	297	653	14.88	100.5%	1.02
TOTAL:			347	285	285	3831	916	4747	347	0	347	5094	17.85	111.6%	1.21

SUBDIVISION CODE: 8-Glencairn 9-Glencairn Village 10-Parkridge

SUBDIVISION LOCATIONS IN REGINA
NORTHWEST & SOUTHEAST & EAST SECTOR

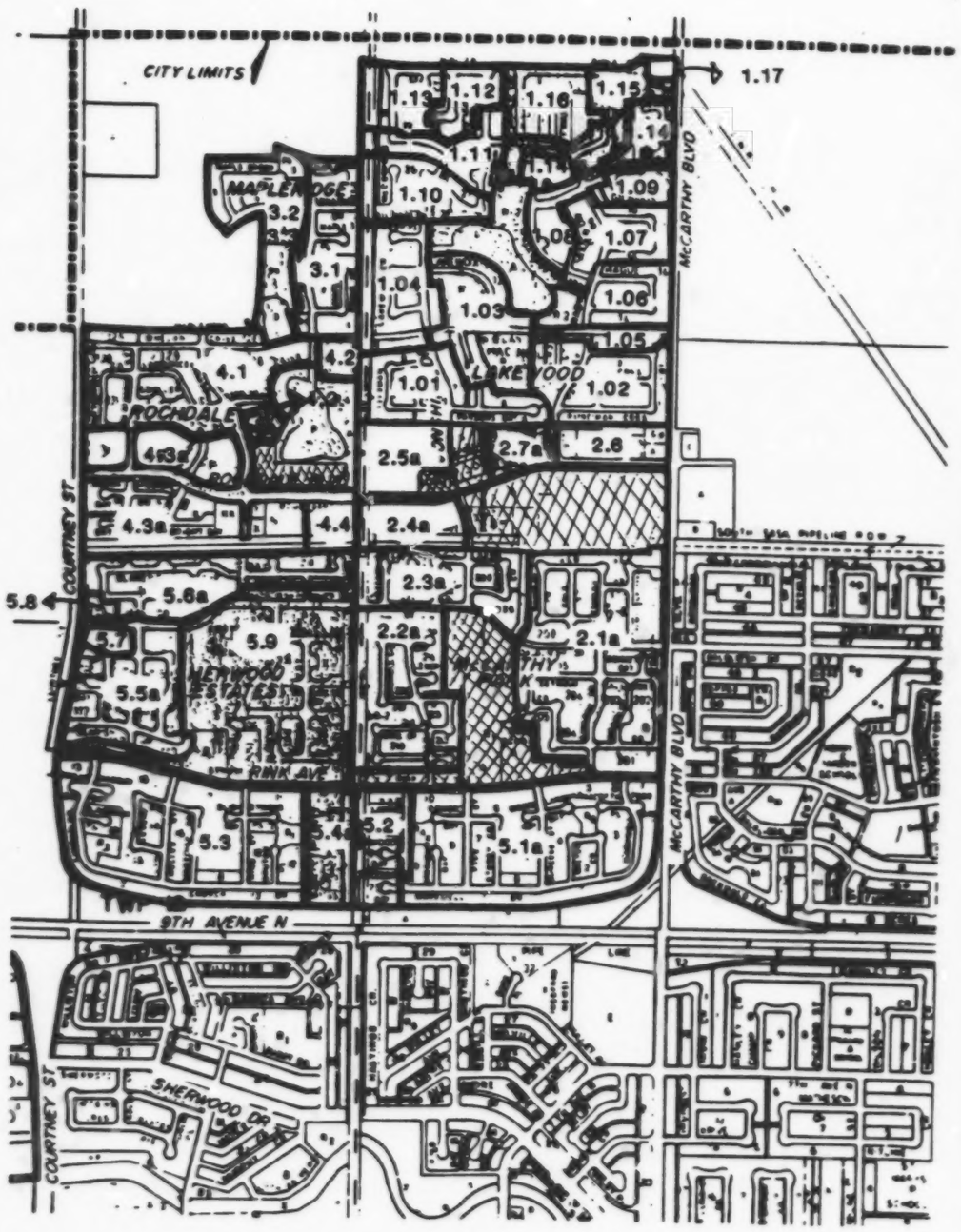


LEGEND

N.W. NORTHWEST SECTOR
E. EAST SECTOR
S.E. SOUTHEAST SECTOR

NORTHWEST SECTOR

REGISTERED PLAN DIVISIONS



MAP 1

SUBDIVISIONS-

LAKEWOOD

ROCHDALE PARK

MAPLERIDGE

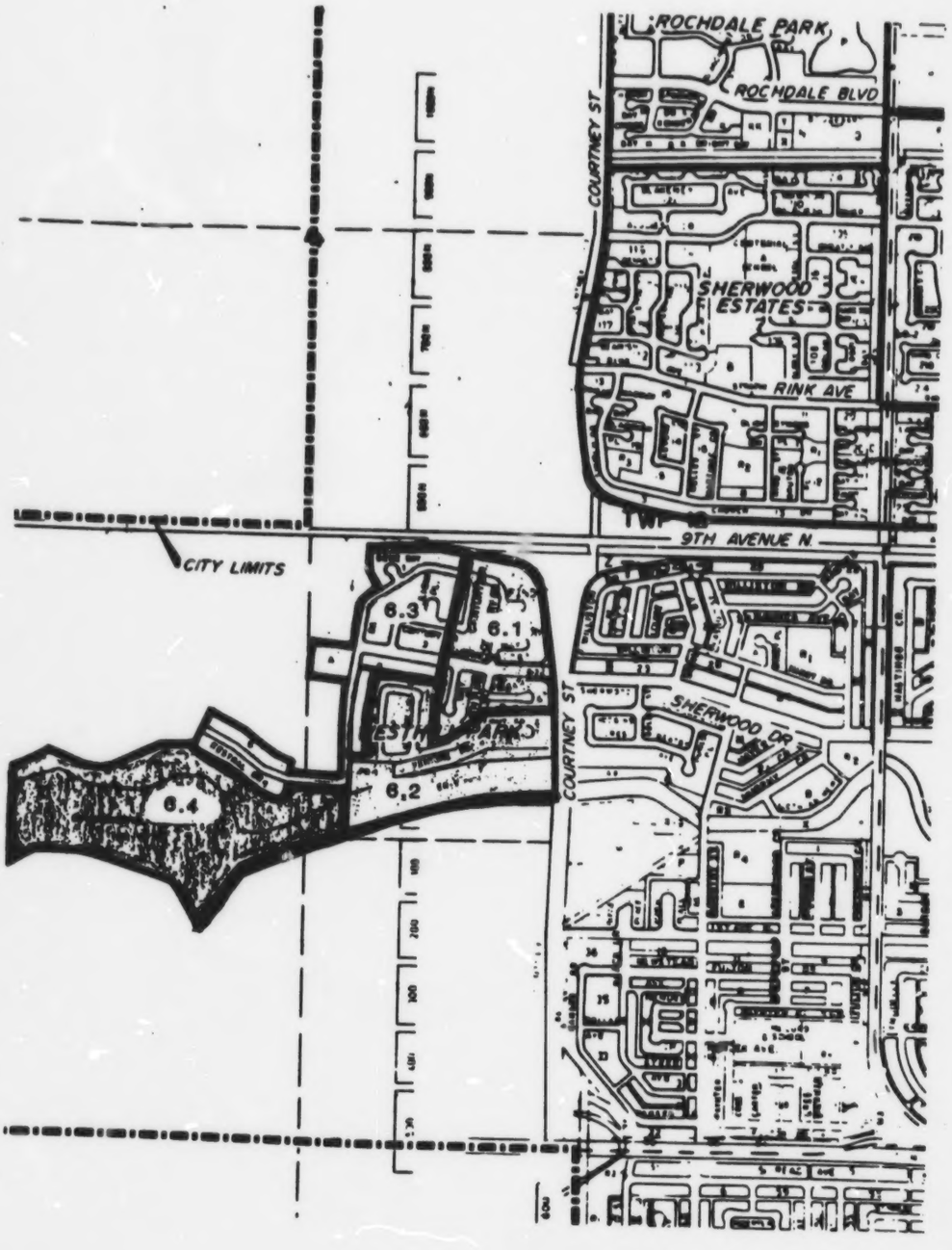
McCARTHY PARK

SHERWOOD ESTATES

N

NORTHWEST SECTOR

REGISTERED PLAN DIVISIONS



MAP 2

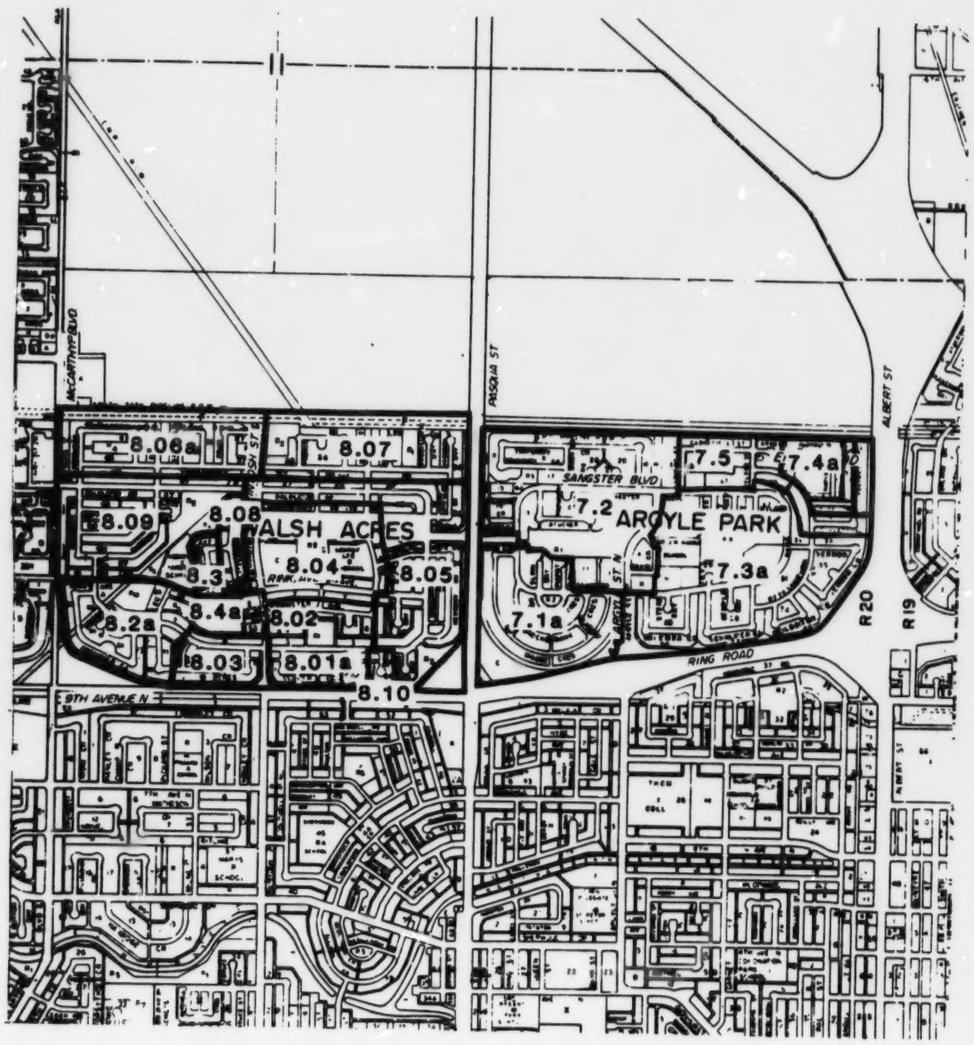
SUBDIVISION–

WESTHILL PARK

N

NORTHWEST SECTOR

REGISTERED PLAN DIVISIONS



Note: 8.5 consists of 2 lots in 8.2a

MAP 3

SUBDIVISIONS–

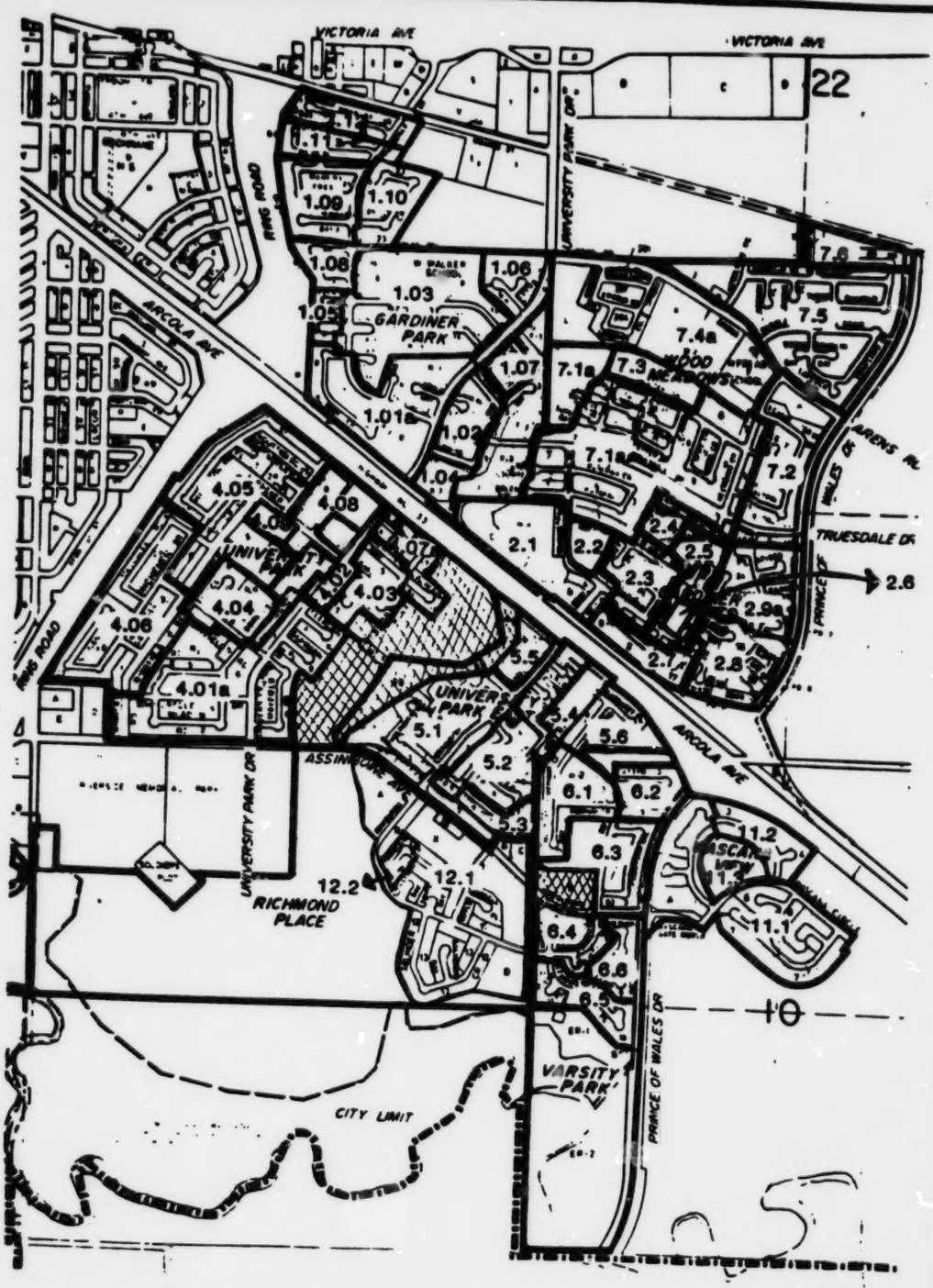
ARGYLE PARK

WALSH ACRES

ENGLEWOOD

SOUTHEAST SECTOR

REGISTERED PLAN DIVISIONS



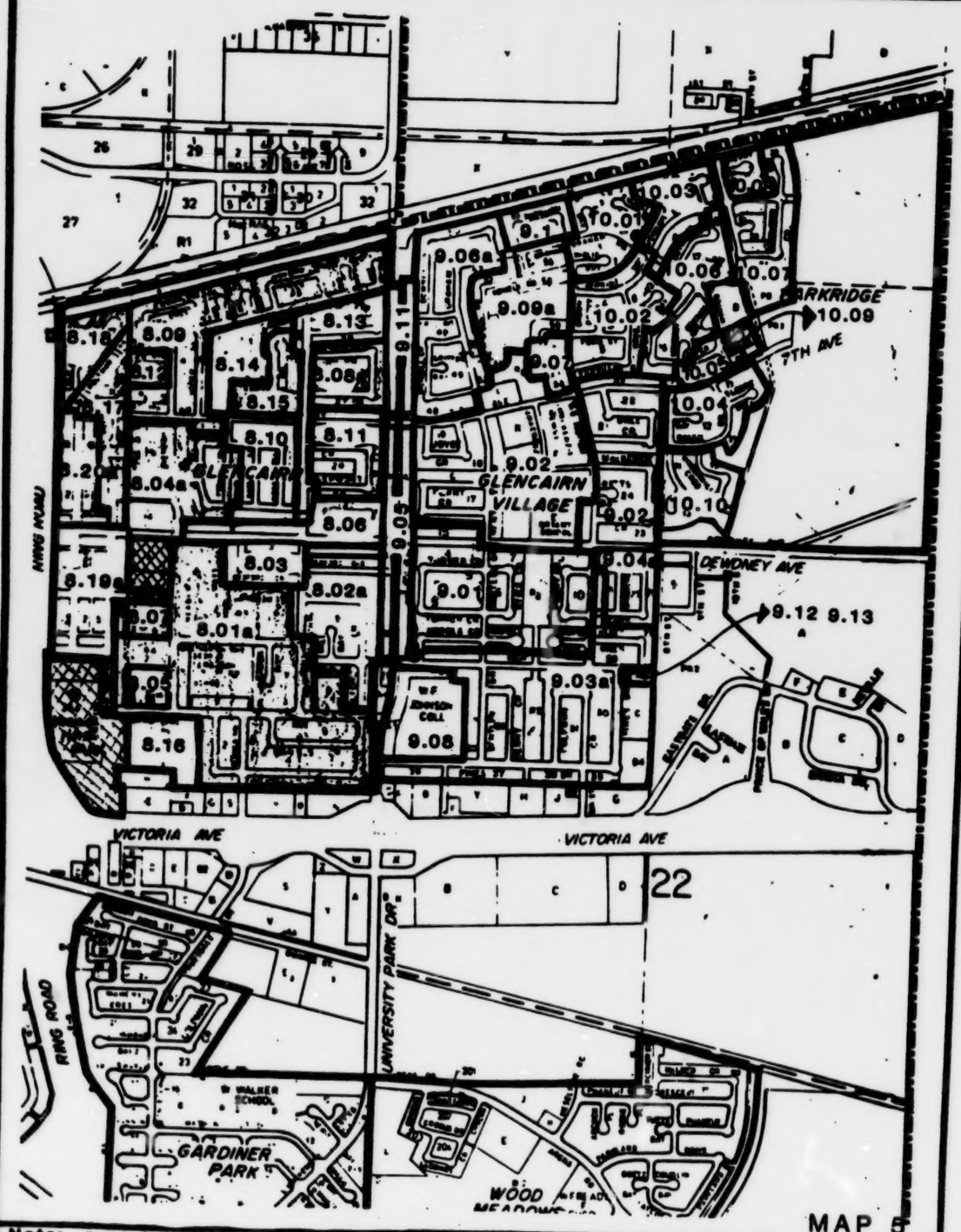
MAP 4

SUBDIVISIONS–

GARDINER HEIGHTS
GARDINER PARK
VARSITY PARK
WOOD MEADOWS
UNIVERSITY PARK EAST
UNIVERSITY PARK
WASCANA VIEW
RICHMOND PLACE

EAST SECTOR

REGISTERED PLAN DIVISIONS



MAP 5

Note: 9.14 & 9.15 consist of 2single lots in 9.01

SUBDIVISIONS-

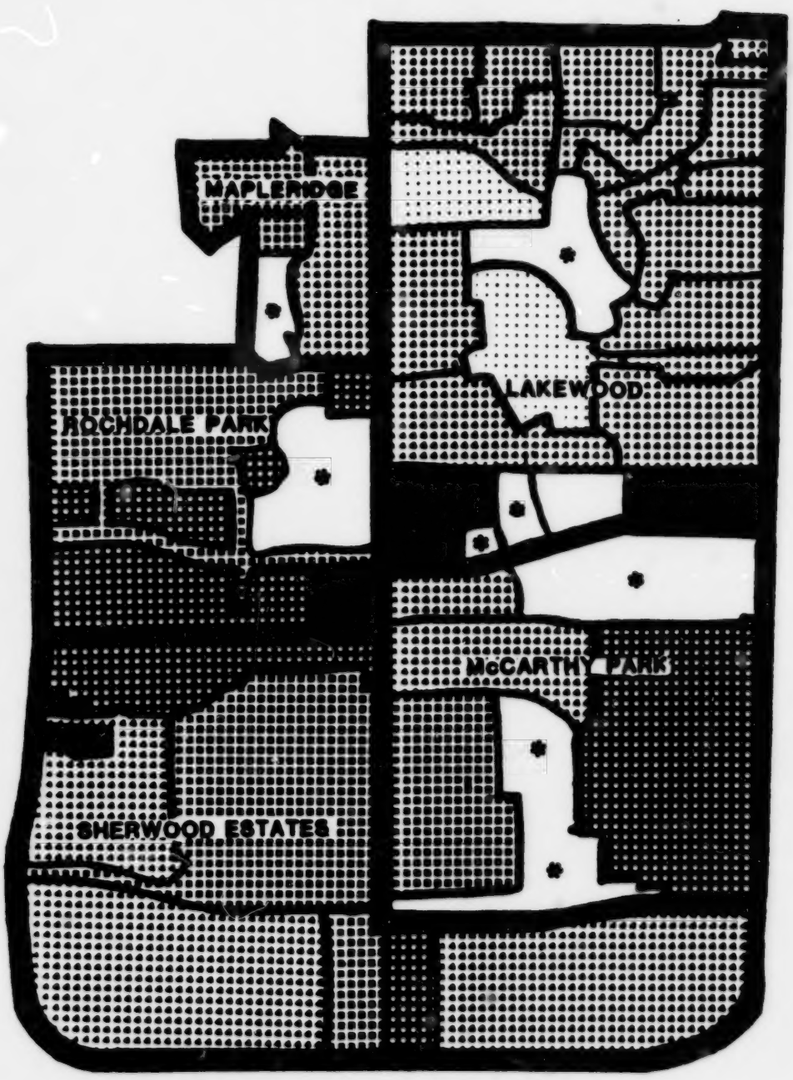
GLENCAIRN

GLENCAIRN VILLAGE

PARKRIDGE

MAP 6 NORTHWEST SECTOR

DENSITY OF REGISTERED PLANS



DENSITY (dwelling units/hectare)

0–8.9	18.0–23.9
9.0–12.9	24.0–39.9
13.0–17.9	40.0 +

* Non-residential

N

MAP 7 NORTHWEST SECTOR

DENSITY OF REGISTERED PLANS

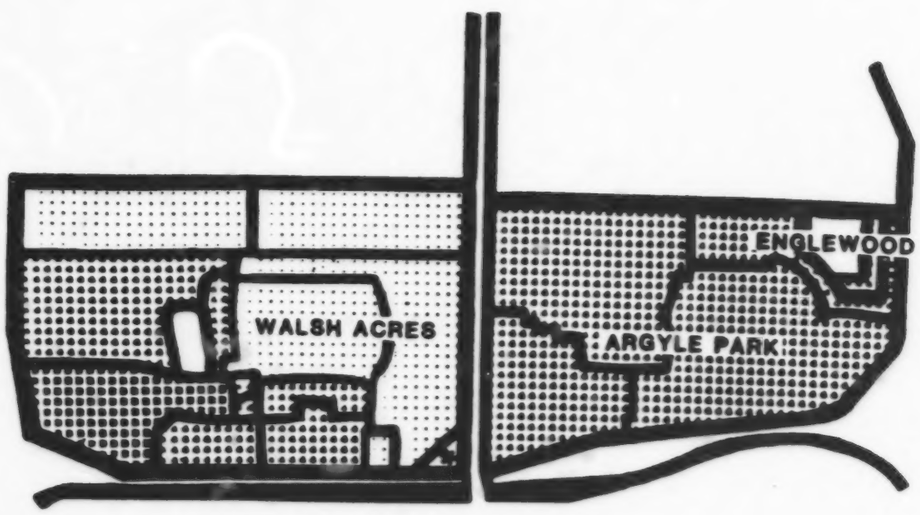
DENSITY (dwelling units/hectare)

0 -8.9	18.0-23.9
9.0-12.9	24.0-39.9
13.0-17.9	40.0+

* Non-residential

MAP 8 NORTHWEST SECTOR

DENSITY OF REGISTERED PLANS



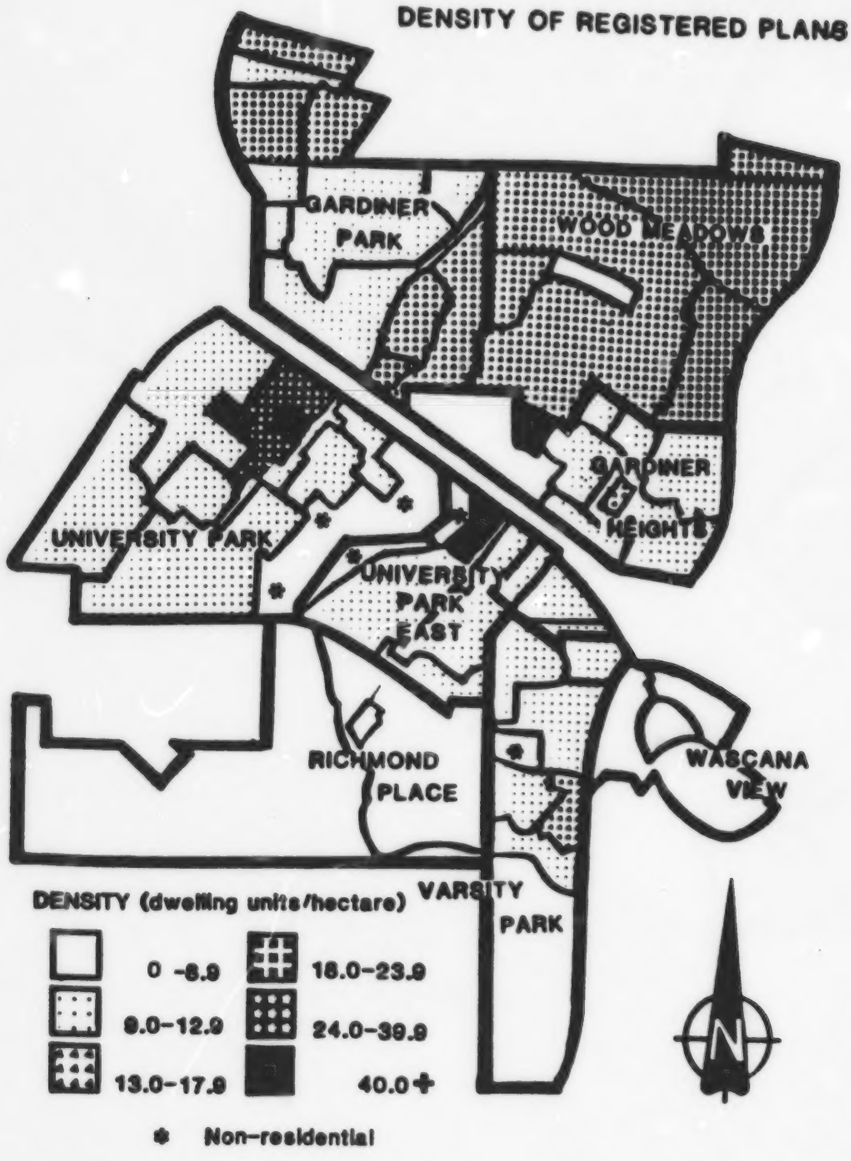
DENSITY (dwelling units/hectare)

0 -8.9	18.0-23.9
9.0-12.9	24.0-39.9
13.0-17.9	40.0 +

* Non-residential

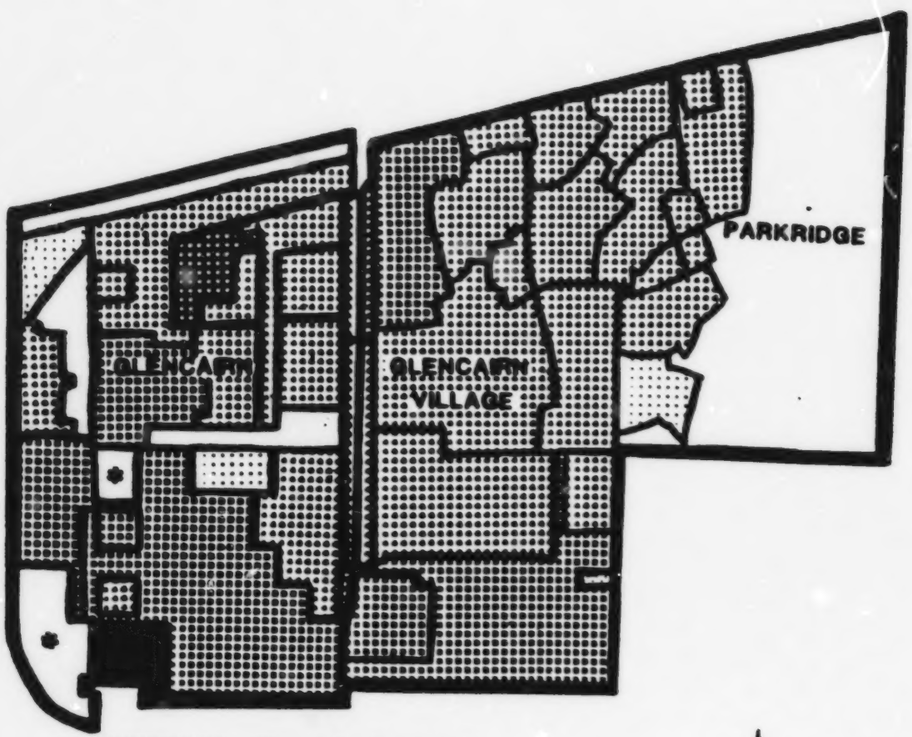
MAP 9 SOUTHEAST SECTOR

DENSITY OF REGISTERED PLANS



MAP 10 EAST SECTOR

DENSITY OF REGISTERED PLANS



DENSITY (dwelling units/hectare)

0 -8.9	18.0-23.9
9.0-12.9	24.0-39.9
13.0-17.9	40.0+

* Non-residential

Figure 1: City Periphery

Density Distribution by Class & Sector

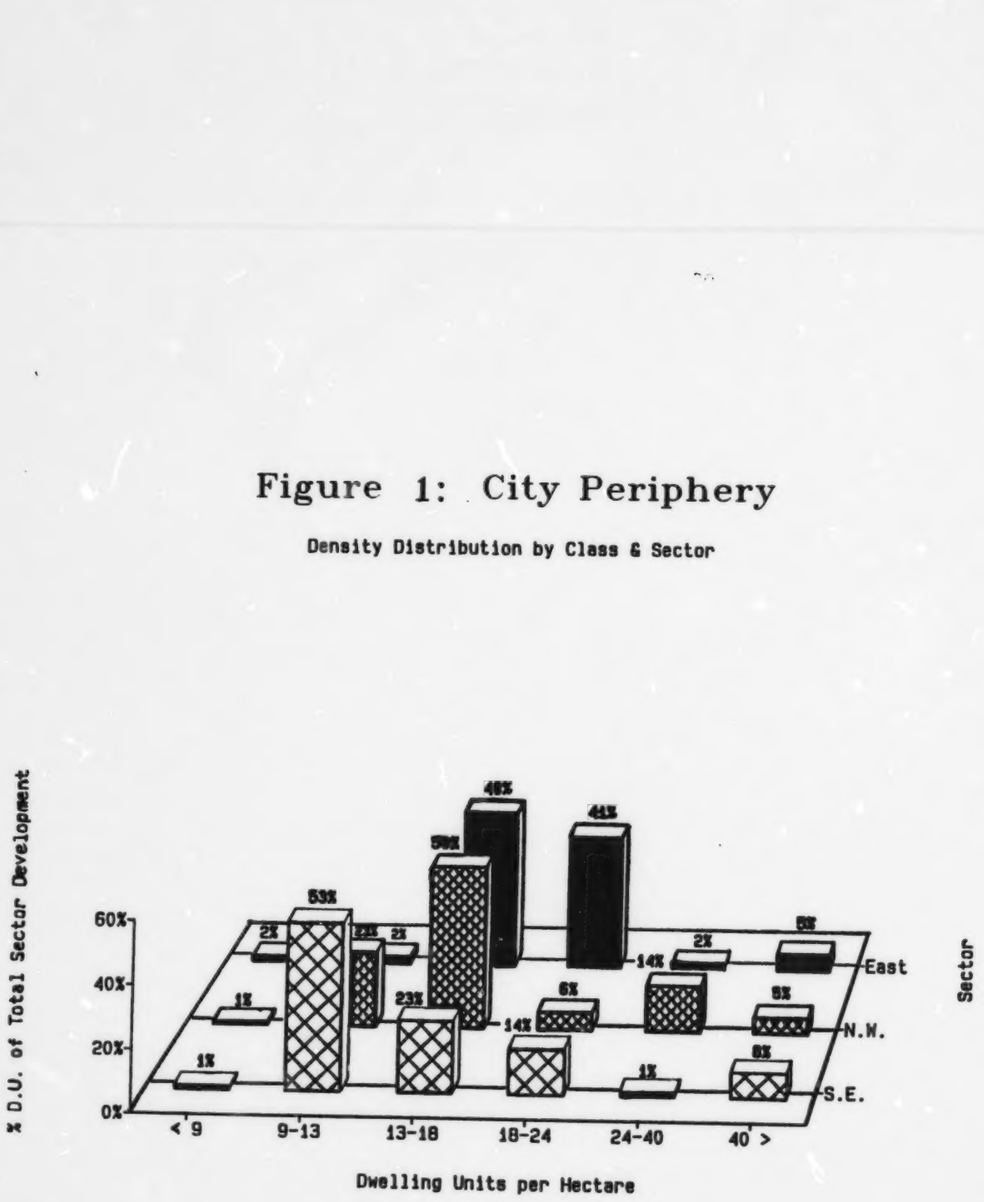


Figure 2 : Overall City Periphery

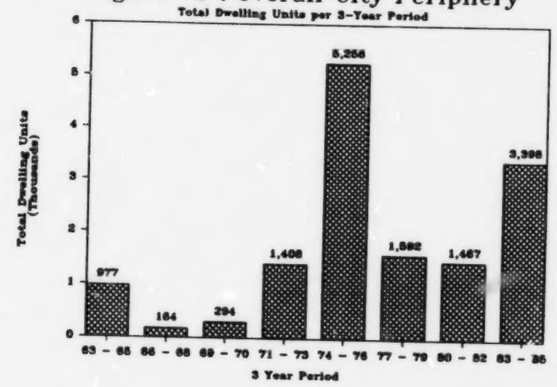
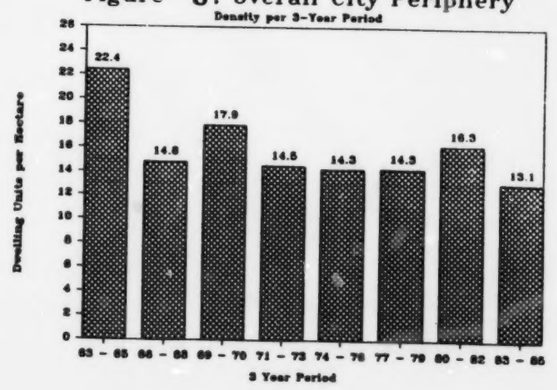


Figure 3: Overall City Periphery



APPENDIX A: SPREADSHEET CALCULATIONS

This appendix describes the calculation part of the computer spreadsheet which produces the displayed tables of this inventory. (The examples below focus on the calculation part Row #27 Columns A - P, Rochdale Park in Table 2A. Square parentheses indicate this line in Table 2A).

Example: Table 2A - Row #27, Columns A - P

Column:	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Row: #27	4.3	81	49758	13.5	8.1	21.8	16	158	396	70	4	117	513	23.54	147.1%	1.65

Column: A-Code
B-Yr
C-Plan
D-Gross Area
E-Net Area
F-Total Area
G-Existing Single D.U.
H-Existing Multi D.U.
I-Total existing D.U.
J-Planned Single D.U.
P-Gross/Net
K-Planned Multi D.U.
L-Total planned D.U.
M-Grand Total
N-Net/Hectare
O-Achievement

Each line represents the input (either given or calculated) assigned to a specific cell. The cell location is marked according to its position in the row and column (i.e. E27 marks a cell location in Column E, Row 27). Cell input can be given a character, or the computation of other cells (i.e. Cell N27 is calculated as O37/H37, which is the division of Cell O37, the achieved density of this registered plan in Rochdale Park. The table printout will show only the result of the calculation.

Conditional statements are included in the spreadsheet. Cell F27, for example, has the input: IF(A37=A36,G37+H36,G37). Read Cell F27 as follows: if Cell A37 is equal to Cell A36, then Cell G37 gets the calculation of Cell H36 plus Cell G37, otherwise Cell F27 gets the content of Cell G27.

A27: 4.3 Code for registered plan in Rochdale Pk
B27: 81 (Registration Date)
C17: 283 C27: 49758 (Registered plan number)
D27: 13.5 (Given Variable)
E27: 8.1 (Given Variable)
F27: 21.8 IF(A37=A36,G37+H36,G37)
G27: 16 (Given Variable)
H27: 158 (Given Variable)
I27: 396 IF(A37=A36,I37+J37+K36,I37+J37)
J27: 70 (Given Variable)
K27: 4 (Given Variable)
L27: 117 IF(A37=A36,L37+M37+N36,L37+M37)
M27: 513 (K37+N37)
N27: 23.54 (O37/H37)
O27: 147.1% (1-(16-P37)/16)
P27: 1.65 (F37/G37